

**University Village HOA**  
**General Membership Meeting**  
**(via GotoMeeting)**

**September 28, 2020**

**11:30 am**

**Board Members in attendance:**

George Chasse            President  
Geir Tonnessen        Vice President  
Linda Wilfling         Recording Secretary  
Darren Burns    Property Manager for Z & R

**A.     Call to Order**

1. Darren Burns called the virtual meeting to order at 11:42am. Roll call was conducted online.
2. Proxies were certified online.
3. A Quorum was established (73 required votes required) allowing for online voting to take place.
4. Minutes from last year's meeting were read.

**B.     New Business**

**1. HOA Board Vacancy:**

With the expiration of Geir Tonnesson's three year Board term, a new Board vacancy became available. Two candidates, Geir Tonnesson and Rachael Pugia expressed an interest in serving on the HOA Board. Each gave a brief bio and explained why they were interested in the position.

**2. There were no nominations from the floor.**

**3. Online voting was opened for all meeting participants.**

**C.     Reports**

**1. President's Report:**

George Chasse, current HOA President, introduced other Board members and highlighted accomplishments of the past year. (See attachment).

## **2. Financial Report/2021 Budget**

Darren Burns provided the Financial Report for the HOA. Darren reported that the HOA's Reserves were steadily increasing and that currently we have \$83,332.06 in our Reserve Fund. Spending up through August 2020, is under budget by \$9089.

The new budget for 2021 was introduced. There will be no dues increases for the coming fiscal year. In most cases, the budget line items were reduced based on past spending trends.

### **D. Business related to Voting:**

#### **1. Closing of voting online:**

Voting was extended, a few extra minutes, to allow all proxy votes to be submitted.

#### **2. Counting of ballots:**

All ballots were counted.

#### **3. Announcement of the Ballot Results:**

Voters approved the minutes from the last General HOA Meeting, approved the proposed budget for 2021, and elected Geir Tonnesson for another 3 year term on the Board. A vacancy, created by the resignation of Debbie Deming, current Board member, will be filled by Board appointment.

### **D. Open Forum**

#### **1. Safety concerns regarding children playing in the street and riding bicycles across private lawns.**

It was suggested that a sign be posted to warn drivers of children playing near the street. It was also suggested that parents be notified if children are seen riding bikes on private property.

#### **2. It was reported that an outdoor street light needed to be replaced.**

Darren will have that replaced asap.

# University Village Home Owners' Association

## President's Report

September 28, 2020

Good morning everyone. Thank you to all of those that are virtually attending today. My name is George Chasse and I am honored to be able to act as President on your behalf. Other members of the board include:

Geir Tonnessen	Vice-President
Debbie Deming	Treasurer
Linda Wlfling	Secretary (Non-voting)

### The Z&R Property Management Team:

Darren Burns	Property Manager for Z&R
Gayle Cantrell	Assistant Property Manager
Jerry Huscher	Assistant Property Manager

The Board has been working diligently to increase the Reserves while improving the value of the property. We recently approved the budget going into 2021 and are happy to announce that there will not be an increase in the monthly dues.

The safety of the community is a top priority. The Board tries to prioritize the needs of the community while planning for future expenses. Each Board meeting, we analyze the expenditures to identify any possible savings opportunities and the quality of the services.

Some of the major efforts include:

Curbs and Fire Hydrants – repainted the Red Zones of the curbs and the fire hydrants.

Lawn Maintenance – Rescheduled lawn mowing times and reduced watering.

Parking Spaces – drafted new regulations to identify cars that are permanently parked and request owners to remind tenants to use the garage for parking.

Tree Trimming – major effort to trim some of the mature trees that have overgrown.

Fence Replacement (Partial) – replaced the south half of the fence between the duplexes and four-plexes. The north half will be replaced within the next two years.

Street Repair – contracted to have potholes and patch repair completed.

Pets - Dog registration/re-enforce the rules.

Dog Waste – switched dog waste removal for better service and lower price.

Tree Removal – getting bids to have the dead trees removed.

Shrubs and Bushes – marked shrubs and bushes to replace next spring.

The Board will focus on these issues and some others in order to keep the appeal and prestige of University Village.

The Total Assets from the balance sheet are over \$100,000, which has been an \$85,000 increase over the past two years. The budget has been streamlined and been under budget the last two years. A big part of this was the reduction in water cost from \$22,000 per year to \$18,500 for this next year including the latest 6% increase from Colorado Springs Utilities. The Board is planning ahead for major repairs that will be necessary in the next couple of years to avoid any future assessments to pay for projects. We aim to keep the Annual Fees at the same rate for the foreseeable future.

Best regards,

George Chasse

President of University Village HOA